



OFFERING MEMORANDUM: FOR LEASE

OFFICE SPACE FOR LEASE AT AZALEA PARK PLAZA

649 S Broadway Ave
Tyler, TX 75701

Centrally located office property offering excellent visibility and convenient access to major thoroughfares, Downtown Tyler, the Brick Streets Historic District, and Tyler's growing medical district.



PRICE

\$15 SF/yr (NNN)

BUILDING SIZE

9,240 SF

STATUS

For Lease

PROPERTY DETAILS & HIGHLIGHTS

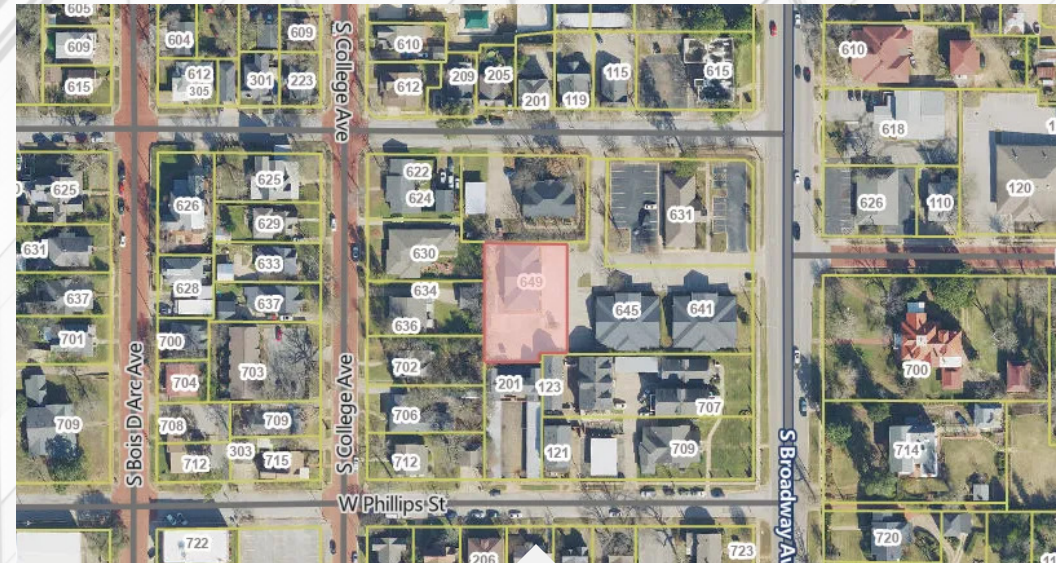
Building Name	Azalea Park Plaza
Property Type	Office
APN	1-50000-0176-00-014050
Building Size	9,240 SF
Building Class	A
Year Built	2005
Year Last Renovated	2026
Parking Spaces	50

This versatile office property features an open floor plan complemented by multiple private offices and a dedicated reception area, providing a functional layout suitable for a wide range of professional users.

Two suites are available for lease: Suite 1 (1,449 SF) and Suite 2 (1,361 SF).

The exterior received recent updates in 2026, enhancing the property's overall appearance and curb appeal. Prominent Broadway Avenue frontage provides excellent visibility, while multiple access points offer convenient ingress and egress.

Located in Tyler's desirable Brick Streets and Azalea District area, the property offers close proximity to Downtown Tyler and the medical district while providing a professional setting removed from the congestion of the downtown core.



- Excellent accessibility with multiple entrances off Broadway Avenue (69) and Charnwood Drive
- Suite 1: 1,449 SF
- Suite 2: 1,361 SF
- Conveniently situated near Downtown Tyler, the Medical District, and a variety of shopping, dining, and professional services
- Recent exterior renovations enhance curb appeal and property presentation
- Outstanding visibility along a high-traffic corridor with an average daily traffic count of 17,531 vehicles



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,361 - 1,449 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
649 S Broadway Ave	Available	1,361 SF	NNN	\$15.00 SF/yr
645 S Broadway Ave	Available	1,449 SF	NNN	\$15.00 SF/yr

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ADDITIONAL PHOTOS

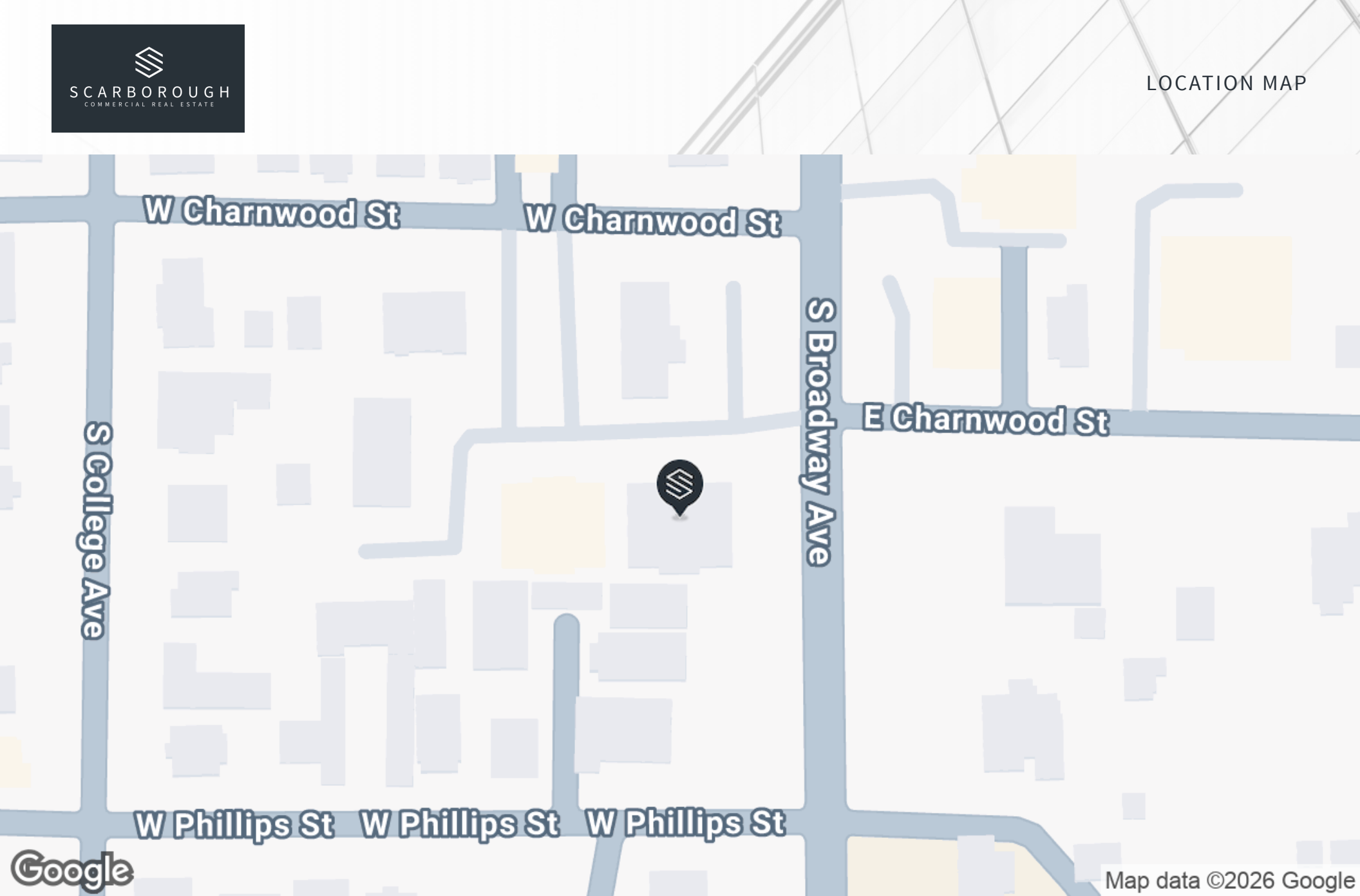


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LOCATION MAP



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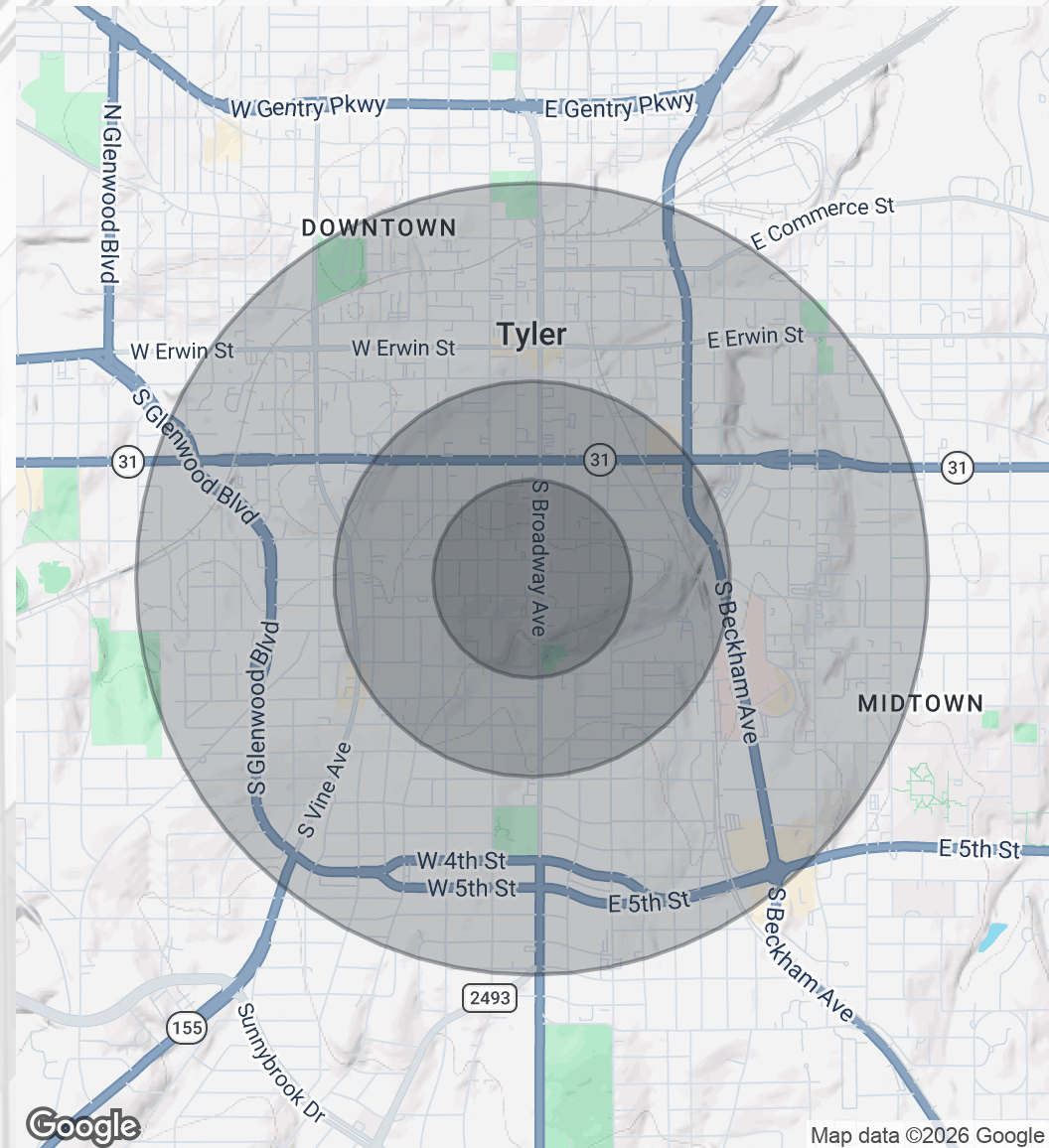
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	710	2,843	11,191
Average Age	35.1	35.8	36.2
Average Age (Male)	32.8	31.3	32.8
Average Age (Female)	47.3	44.5	39.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	428	1,252	3,447
# of Persons per HH	1.7	2.3	3.2
Average HH Income	\$29,389	\$48,557	\$65,104
Average House Value	\$297,463	\$250,141	\$204,862

2023 American Community Survey (ACS)





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PROFESSIONAL BACKGROUND

Samuel Scarborough is the founder of Scarborough Commercial Real Estate and an experienced commercial real estate broker based in Tyler, Texas. With extensive knowledge of the East Texas market, Samuel provides strategic guidance to investors, property owners, businesses, and developers throughout the commercial real estate process.

Throughout his career, Samuel has successfully represented clients across a broad range of property types, including office, retail, industrial, land, and multifamily properties. His in-depth market knowledge, analytical approach, and ability to identify opportunities others may overlook have made him a trusted advisor to his clients.

Samuel takes a hands-on, client-focused approach to every assignment. He believes successful real estate decisions begin with understanding each client's objectives and providing clear communication, thoughtful analysis, and practical strategies designed to achieve both immediate and long-term goals.

A graduate of the University of Texas at Arlington, Samuel earned a Bachelor of Business Administration in Management and holds the prestigious CCIM (Certified Commercial Investment Member) designation, recognized throughout the commercial real estate industry for advanced expertise in financial, market, and investment analysis.

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